

CITY OF VANCOUVERSPECIAL COUNCIL - MAY 4, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 4, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
SECONDED by Ald. Rankin,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. S/S West 2nd Avenue between Sasamat and Trimble Streets & E/S of Sasamat approximately 120 feet north of West 4th Avenue

An application was received from the Director of Planning to rezone Lot B of 1, Block 138, D.L. 540 being the south side of West 2nd Avenue between Sasamat and Trimble Streets and Lot 7 except A & B of 4, Block 138, D.L. 540 being the east side of Sasamat Street approximately 120 feet north of West 4th Avenue, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

1. USES: Detached One-Family Dwellings not to exceed 7 dwelling units on Lot 7 except A & B of 4, Block 138, D.L. 540, and not to exceed 5 dwelling units on Lot B of 1, Block 138, D.L. 540 and customarily ancillary uses.

2. FLOOR SPACE RATIO: Not to exceed 0.60 and to be measured as in the (RS-1) One-Family Dwelling District Schedule.

3. HEIGHT: Not to exceed 2 storeys plus basement or cellar.

4. OFF-STREET PARKING: Two off-street parking spaces shall be provided for each dwelling unit.

The Director of Planning and the Vancouver City Planning Commission recommended that the rezoning application be approved subject to a number of stated conditions.

Delegations were heard as follows:

Special Council (Public Hearing), May 4, 1976 2

S/S West 2nd Avenue between Sasamat
& Trimble & E/S Sasamat approximately
120 feet north of West 4th (cont'd)

Mr. R.K. Baker, representing
property owners

- view should be preserved as far as possible
- developer should file a site plan and detailed sketch drawings showing elevation of houses from various directions
- application should be referred back so that residents may consult with officials to ensure requirements requested are embodied in the By-law
- questioned the floor space ratio permitted.

Mattie Saar representing
a property owner

- concerns re view being obstructed.

Mrs. Whitman

- concerns re additional traffic particularly at exists and entrances
- also view being obstructed.

Mr. Devries

- concerned with respect to the tree preservation in the ravine.

Mr. Gruft

- proposed public access to the bottom of the ravine as a neighbourhood amenity.

Mr. Clement

- requested a more specific model showing elevation, perimeters, etc. Would not object providing amenities preserved.

Mr. S.M. Tupper

- concerned with obstructions of view and removal of trees.

Mr. H. Parfitt

- welcomed the development providing view and natural features retained.

Mr. Kenney

- concerned with view obstruction and model only conceptual and therefore subject to change.

Mr. D. Grady, representing
Northwest/Point Grey Home
Owners' Association

- generally in favour providing such change in zoning would not set a precedent for other types of comprehensive development in the area.

Mr. R. Hooley

- suggested restraint on the project unless rebuilding of Sasamat is included.

In considering the application, the Council members expressed their concern that the officials in reviewing the detailed scheme, have particular regard for preserving the view.

cont'd....

S/S West 2nd Avenue between Sasamat &
Trimble & E/S Sasamat approximately
120 feet north of West 4th (cont'd)

MOVED by Ald. Bird,

THAT the rezoning application be approved subject to the following:

- (a) That the detailed scheme of development be first approved by the Director of Planning after receiving advice from the Urban Design Panel, and after taking into account the opinions of the residents in the area, having particular regard to the overall design, maximization of useable open space and preservation of views through and around the project, suitable provision of off-street parking, garbage collection facilities and overall landscaping.
- (b) All utilities are to be underground including electrical, television cables, telephone, etc., all at the expense of the owner.
- (c) Adequate on site drainage facilities are to be provided by the owner satisfactory to the Director of Planning in consultation with the City Engineer.
- (d) No vehicular ingress and egress from Sasamat Place.
- (e) Prior to the enactment of the By-law, the conditions listed above are to be complied with and the development permit approved within 120 days from the date of the Public Hearing or the approval granted at the Public Hearing shall expire.

- CARRIED UNANIMOUSLY

2. 636 West 10th Avenue

An application was received from Mr. Donald Thomson on behalf of the Cancer Control Agency of B.C. to rezone Lot 7 (Plan 991), Block 379, D.L. 526 situated at 636 West 10th Avenue, from RM-3 Multiple Dwelling District to CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

USES: Hospital and customarily ancillary uses, subject to the same conditions of development as for the Vancouver General Hospital approved by Council on June 26, 1969.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Council heard a delegation from Mr. J. Heath and Miss G. Andruss expressing concern on the problems of the lane adjacent to her property in respect of traffic, illegal parking, noise and the condition of the lane.

The Zoning Planner was requested to take into consideration, the comments expressed by the delegation with respect to the lane and discuss with the City Engineer in an attempt to resolve the situation.

MOVED by Ald. Harcourt,

THAT the rezoning application by Mr. Thomson on behalf of the Cancer Control Agency of B.C. be approved.

- CARRIED UNANIMOUSLY

The Mayor suggested that the Director of Planning may wish to examine the zoning for the hospital area and report at some future date to Council on the matter.

Special Council (Public Hearing), May 4, 1976 4

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,

THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:15 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of May 4, 1976, adopted on May 11, 1976.

A. Phillips

MAYOR

Z. M. Ladd

CITY CLERK